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UNITED STATES BANKRUPTCY COURT DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

Denise Carlon KML LAW GROUP, P.C. 216 Haddon Avenue, Ste. 406 Westmont, NJ 08108 Specialized Loan Servicing LLC as servicer for The Bank of New York Mellon FKA, as Trustee for the certificateholders of the CWALT, Inc., Alternative Loan Trust 2006-OA10 Mortgage Pass-Through Certificates, Series 2006-OA10

In Re:

Howard, Ernest M.



Order Filed on June 25, 2019 by Clerk U.S. Bankruptcy Court District of New Jersey

Case No:

19-12873 JNP

Chapter: 13

Hearing Date: June 4, 2019 at 10:00 A.M.

Judge: Jerrold N. Poslusny Jr.

ORDER VACATING STAY

The relief set forth on the following page is hereby ordered **ORDERED**.

DATED: June 25, 2019

Honorable Jerrold N. Poslusny, Jr. United States Bankruptcy Court

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Upon the motion of Specialized Loan Servicing LLC as servicer for The Bank of New York Mellon

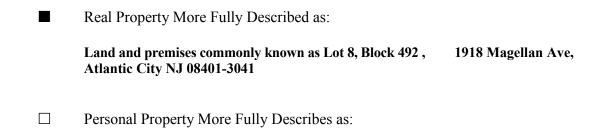
FKA The Bank of New York, as Trustee for the certificateholders of the CWALT, Inc., Alternative Loan

Trust 2006-OA10 Mortgage Pass-Through Certificates, Series 2006-OA10, under

Bankruptcy Code section 362(a) for relief from the automatic stay as to certain property as

hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay is vacated to permit the movant, to institute or resume and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to pursue the movant's rights in the following:



It is further ORDERED that the movant, its successors or assignees, may proceed with its rights and remedies under the terms of the subject Mortgage and pursue its State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives, including, but not limited to, a loan modification, short sale or deed-in-lieu foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.

It is further ORDERED that the movant may join the debtor and any trustee appointed in this case as defendants in its action(s) irrespective of any conversion to any other chapter of the Bankruptcy Code.

The movant shall serve this order on the debtor, any trustee and any other party who entered an appearance on the motion.

rev. 7/12/16

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Certificate of Notice Page 3 of 3 ted States Bankruptcy District of New Jersey

In re: Ernest M. Howard Debtor

Case No. 19-12873-JNP

Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-1 User: admin Page 1 of 1 Date Rcvd: Jun 26, 2019 Form ID: pdf903 Total Noticed: 1

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jun 28, 2019.

db Ernest M. Howard, PO Box 8056, Atlantic City, NJ 08404-8056

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center. NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jun 28, 2019 Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on June 26, 2019 at the address(es) listed below:

Denise E. Carlon on behalf of Creditor The Bank of New York Mellon fka The Bank of New York, as Trustee, et al... dcarlon@kmllawgroup.com, bkgroup@kmllawgroup.com Harold N. Kaplan on behalf of Creditor Deutsche Bank National Trust Company, as Trustee for GSAA Home Equity Trust 2007-4 Asset-Backed Certificates Series 2007-4 hkaplan@rasnj.com,

informationathnk@aol.com Isabel C. Balboa ecfmail@standingtrustee.com, summarymail@standingtrustee.com Joshua H. Raymond on behalf of Creditor City of Atlantic City jraymond@msbnj.com Kevin Gordon McDonald on behalf of Creditor The Bank of New York Mellon fka The Bank of New

York, as Trustee, et al... kmcdonald@kmllawgroup.com, bkgroup@kmllawgroup.com Linda S. Fossi on behalf of Creditor PCII REO LLC and US Bank Cust for PC7 Firsttrust Bank lfossi@zeitzlawfirm.com,

gzeitz@zeitzlawfirm.com;cdillon@zeitzlawfirm.com;rzeitz@zeitzlawfirm.com

Nona Ostrove on behalf of Creditor City of Millville nostrove@ostrovelaw.com Sindi Mncina on behalf of Creditor Deutsche Bank National Trust Company, as Deutsche Bank National Trust Company, as Trustee for GSAA

Home Equity Trust 2007-4 Asset-Backed Certificates Series 2007-4 smncina@rascrane.com Steven A. Silnutzer on behalf of Debtor Ernest M. Howard stevenasil2000@yahoo.com,

G28047@notify.cincompass.com; silnutzerlaw@gmail.com

USTPRegion03.NE.ECF@usdoj.gov U.S. Trustee

TOTAL: 10